HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: December 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

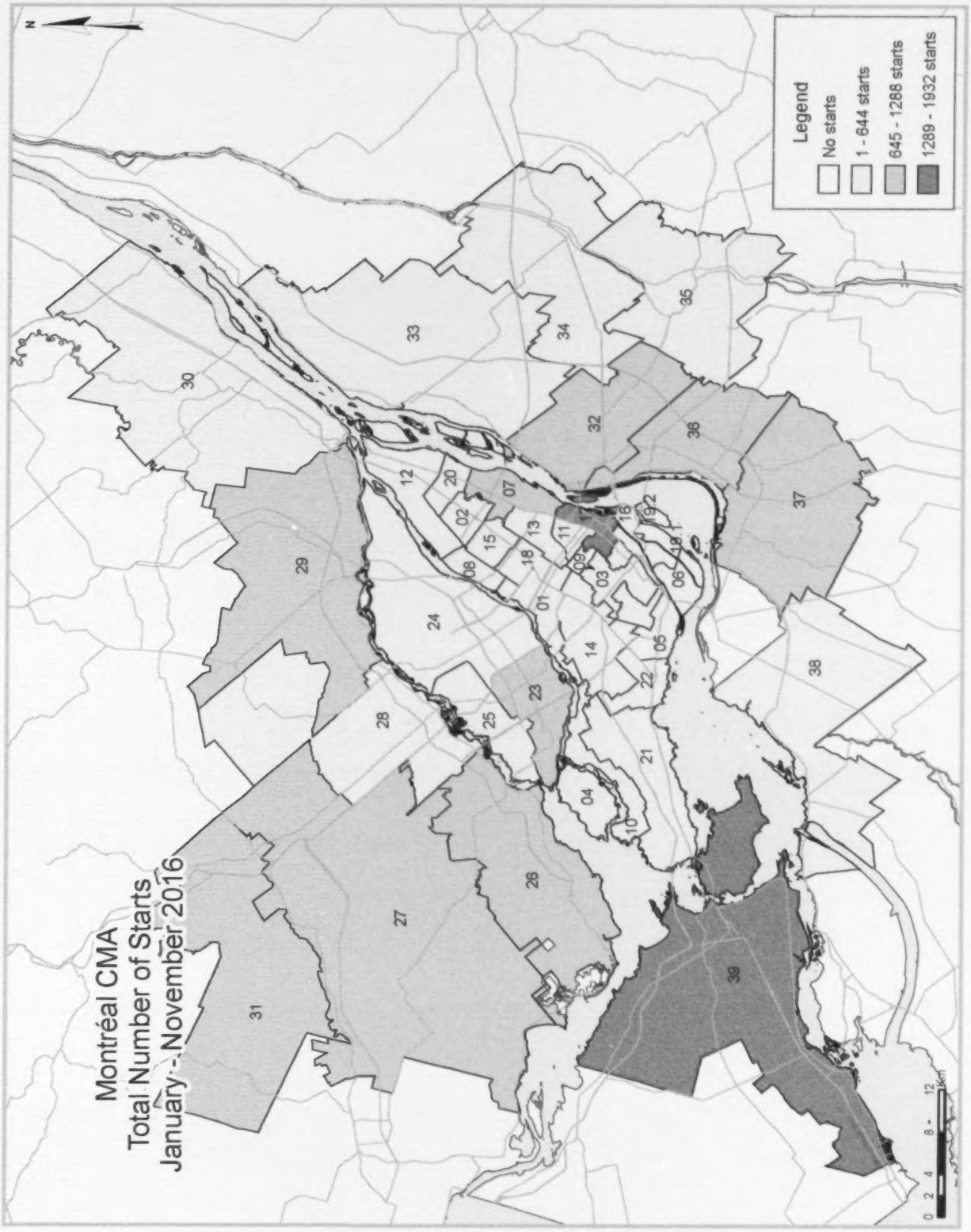
Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer


Montréal CMA
Total Number of Starts
January - November 2016
Legend
No starts
1 - 644 starts
645 - 1288 starts
1289 - 1932 starts
N
0 2 4 8 12
km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2016		
Montreal CMA[1]	October 2016	November 2016
Trend[2]	20,557	19,462
SAAR	15,138	16,364
	November 2015	November 2016
Actual		
November - Single-Detached	225	209
November - Multiples	1,376	1,188
November - Total	1,601	1,397
January to November - Single-Detached	2,210	2,293
January to November - Multiples	14,523	13,639
January to November - Total	16,733	15,932

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA November 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	209	82	79	0	26	563	7	431	1,397
November 2015	223	72	83	0	13	635	2	573	1,601
% Change	-6.3	13.9	-4.8	n/a	100.0	-11.3	**	-24.8	-12.7
Year-to-date 2016	2,293	760	725	0	356	5,751	19	5,841	15,932
Year-to-date 2015	2,208	612	563	0	267	6,948	4	5,868	16,733
% Change	3.8	24.2	28.8	n/a	33.3	-17.2	**	-0.5	-4.8
UNDER CONSTRUCTION									
November 2016	992	344	489	0	316	8,739	16	7,533	18,625
November 2015	866	308	404	0	212	10,432	4	6,546	19,438
% Change	14.5	11.7	21.0	n/a	49.1	-16.2	**	15.1	-4.2
COMPLETIONS									
November 2016	211	68	99	0	59	896	0	587	2,100
November 2015	283	78	56	0	4	1,196	0	213	1,850
% Change	-25.4	-12.8	76.8	n/a	**	-25.1	n/a	175.6	13.5
Year-to-date 2016	2,118	688	676	0	423	6,839	14	6,024	17,504
Year-to-date 2015	2,382	596	781	0	166	6,582	0	2,895	13,571
% Change	-11.1	15.4	-13.4	n/a	154.8	3.9	n/a	108.1	29.0
COMPLETED & NOT ABSORBED									
November 2016	277	162	210	0	108	2,012	n/a	n/a	2,769
November 2015	348	193	197	0	60	2,428	n/a	n/a	3,226
% Change	-20.4	-16.1	6.6	n/a	80.0	-17.1	n/a	n/a	-14.2
ABSORBED									
November 2016	224	79	101	0	35	818	n/a	n/a	1,257
November 2015	285	84	76	0	10	1 178	n/a	n/a	1,633
% Change	-21.4	-6.0	32.9	n/a	**	-30.6	n/a	n/a	-23.0
Year-to-date 2016	2,204	726	676	0	366	7,249	n/a	n/a	11,221
Year-to-date 2015	2,400	632	768	0	148	6,954	n/a	n/a	10,902
% Change	-8.2	14.9	-12.0	n/a	147.3	4.2	n/a	n/a	2.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
November 2016	18	6	0	0	3	306	0	164	497
November 2015	27	10	24	0	6	274	0	187	528
Laval									
November 2016	11	4	9	0	0	6	0	15	45
November 2015	21	6	14	0	0	6	0	112	159
North Shore									
November 2016	85	24	23	0	0	111	0	110	353
November 2015	89	8	16	0	4	124	2	85	328
South Shore									
November 2016	69	44	39	0	0	76	7	142	377
November 2015	59	40	18	0	3	190	0	186	496
Vaudreuil-Soulanges									
November 2016	26	4	8	0	23	64	0	0	125
November 2015	27	8	11	0	0	41	0	3	90
Montréal CMA									
November 2016	209	82	79	0	26	563	7	431	1,397
November 2015	223	72	83	0	13	635	2	573	1,601
UNDER CONSTRUCTION									
Island of Montréal									
November 2016	120	32	77	0	163	5,551	0	3,014	9,088
November 2015	98	38	105	0	86	6,819	0	2,802	10,283
Laval									
November 2016	76	16	30	0	0	1,142	0	530	1,794
November 2015	61	12	44	0	20	734	0	434	1,471
North Shore									
November 2016	364	66	152	0	39	910	0	1,234	2,830
November 2015	332	66	85	0	53	1,526	4	1,633	3,864
South Shore									
November 2016	318	206	133	0	54	845	16	1,932	3,504
November 2015	272	154	89	0	30	1,083	0	1,615	3,243
Vaudreuil-Soulanges									
November 2016	114	24	97	0	60	291	0	823	1,409
November 2015	103	38	81	0	23	270	0	62	577
Montréal CMA									
November 2016	992	344	489	0	316	8,739	16	7,533	18,625
November 2015	866	308	404	0	212	10,432	4	6,546	19,438

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
November 2016	15	6	29	0	15	499	0	169	733
November 2015	26	10	25	0	0	693	0	18	792
Laval									
November 2016	17	0	15	0	0	10	0	15	57
November 2015	24	2	3	0	0	181	0	87	297
North Shore									
November 2016	83	14	34	0	26	199	0	353	809
November 2015	127	20	12	0	4	238	0	32	433
South Shore									
November 2016	67	48	21	0	8	178	0	50	452
November 2015	55	38	10	0	0	84	0	64	251
Vaudreuil-Soulanges									
November 2016	29	0	0	0	10	10	0	0	49
November 2015	51	8	6	0	0	0	0	12	77
Montréal CMA									
November 2016	211	68	99	0	59	896	0	587	2,100
November 2015	283	78	56	0	4	1,196	0	213	1,850
COMPLETED & NOT ABSORBED									
Island of Montréal									
November 2016	12	9	24	0	16	573	n/a	n/a	634
November 2015	10	18	19	0	0	903	n/a	n/a	950
Laval									
November 2016	30	18	46	0	6	268	n/a	n/a	368
November 2015	41	30	34	0	11	318	n/a	n/a	434
North Shore									
November 2016	153	53	85	0	54	744	n/a	n/a	1,089
November 2015	202	52	86	0	30	605	n/a	n/a	975
South Shore									
November 2016	50	76	31	0	12	349	n/a	n/a	518
November 2015	80	89	46	0	17	556	n/a	n/a	788
Vaudreuil-Soulanges									
November 2016	32	6	24	0	20	78	n/a	n/a	160
November 2015	15	4	12	0	2	46	n/a	n/a	79
Montréal CMA									
November 2016	277	162	210	0	108	2,012	n/a	n/a	2,769
November 2015	348	193	197	0	60	2,428	n/a	n/a	3,226

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket November 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
November 2016	15	6	24	0	15	442	n/a	n/a	502
November 2015	23	13	28	0	0	735	n/a	n/a	799
Laval									
November 2016	19	1	3	0	0	49	n/a	n/a	72
November 2015	19	6	2	0	0	149	n/a	n/a	176
North Shore									
November 2016	100	16	50	0	4	142	n/a	n/a	312
November 2015	132	21	23	0	5	196	n/a	n/a	377
South Shore									
November 2016	69	56	21	0	7	181	n/a	n/a	334
November 2015	54	33	14	0	5	91	n/a	n/a	197
Vaudreuil-Soulanges									
November 2016	21	0	3	0	9	4	n/a	n/a	37
November 2015	57	11	9	0	0	7	n/a	n/a	84
Montréal CMA									
November 2016	224	79	101	0	35	818	n/a	n/a	1,257
November 2015	285	84	76	0	10	1,178	n/a	n/a	1,633

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	**	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type November 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Zone 1	2	0	0	0	0	0	2	0	4	0	n/a
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	1	0	0	0	0	0	188	0	189	0	n/a
Zone 4	3	1	0	0	0	0	0	0	3	1	200.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	10	8	10	8	25.0
Zone 7	1	4	4	2	0	0	45	180	50	186	-73.1
Zone 8	0	0	0	0	0	0	3	12	3	12	-75.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	1	0	2	0	0	0	0	1	3	-66.7
Zone 11	0	0	0	0	0	6	0	0	0	6	-100.0
Zone 12	1	2	2	2	0	0	0	0	3	4	-25.0
Zone 13	0	1	0	0	0	0	20	5	20	6	**
Zone 14	1	1	0	0	0	0	41	29	42	30	40.0
Zone 15	2	2	0	2	0	0	0	0	2	4	-50.0
Zone 16	0	0	0	0	0	0	4	25	4	25	-84.0
Zone 17	0	0	0	0	0	0	14	196	14	196	-92.9
Zone 18	0	1	0	0	0	0	0	16	0	17	-100.0
Zone 19.1	1	1	0	0	0	0	0	0	1	1	0.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	9	0	0	3	0	53	0	58	9	**
Zone 22	3	4	0	0	0	10	90	4	93	18	**
Zone 23	3	4	2	2	0	0	9	9	14	15	-6.7
Zone 24	6	9	0	0	3	14	3	48	12	71	-83.1
Zone 25	2	8	2	4	6	0	9	61	19	73	-74.0
Zone 26	17	9	12	0	0	0	28	21	57	30	90.0
Zone 27	19	13	2	0	0	0	50	65	71	78	-9.0
Zone 28	14	15	0	2	0	0	19	48	33	65	-49.2
Zone 29	5	11	6	0	23	8	29	21	63	40	57.5
Zone 30	11	15	0	6	0	0	52	27	63	48	31.3
Zone 31	19	28	4	0	0	0	43	39	66	67	-1.5
Zone 32	15	9	12	4	21	3	115	217	163	233	-30.0
Zone 33	3	7	4	4	0	0	0	35	7	46	-84.8
Zone 34	3	8	2	2	0	0	0	30	5	40	-87.5
Zone 35	10	13	8	14	14	0	38	64	70	91	-23.1
Zone 36	13	4	4	6	7	4	40	8	64	22	190.9
Zone 37	17	6	6	8	4	6	11	22	38	42	-9.5
Zone 38	8	12	8	2	0	0	14	8	30	22	36.4
Zone 39	26	27	4	8	31	11	64	44	125	90	38.9
Montréal CMA	209	225	82	72	112	62	994	1,242	1,397	1,601	-12.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	7	2	2	0	0	6	197	71	206	79	160.8
Zone 2	0	0	2	2	0	0	0	0	2	2	0.0
Zone 3	2	1	0	0	0	3	468	545	470	549	-14.4
Zone 4	40	17	0	0	0	0	0	0	40	17	135.3
Zone 5	1	1	0	0	0	0	28	122	29	123	-76.4
Zone 6	0	0	2	8	54	36	319	35	375	79	**
Zone 7	13	14	30	2	4	15	800	483	847	514	64.8
Zone 8	1	5	0	6	0	0	6	46	7	57	-87.7
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	2	9	0	4	16	4	38	0	56	17	**
Zone 11	0	0	0	2	0	6	131	72	131	80	63.8
Zone 12	14	29	8	8	3	7	86	94	111	138	-19.6
Zone 13	0	2	0	0	20	25	149	311	169	338	-50.0
Zone 14	13	4	0	0	14	20	171	135	198	159	24.5
Zone 15	11	9	6	2	0	0	131	2	148	13	**
Zone 16	1	2	0	0	6	0	120	283	127	285	-55.4
Zone 17	0	1	2	0	7	17	1,923	2,636	1,932	2,654	-27.2
Zone 18	2	2	0	0	0	0	247	84	249	86	189.5
Zone 19.1	1	2	0	0	0	0	0	48	1	50	-98.0
Zone 19.2	0	0	0	0	5	0	0	194	5	194	-97.4
Zone 20	0	0	0	0	0	0	8	4	8	4	100.0
Zone 21	28	31	0	0	39	22	129	52	196	105	86.7
Zone 22	16	19	0	2	34	10	203	37	253	68	**
Zone 23	59	59	10	14	15	22	613	772	697	867	-19.6
Zone 24	51	68	10	10	45	48	405	546	511	672	-24.0
Zone 25	52	39	18	26	11	21	101	82	182	168	8.3
Zone 26	154	115	54	12	34	13	468	153	710	293	142.3
Zone 27	276	255	22	10	88	29	392	440	778	734	6.0
Zone 28	113	106	6	28	28	40	458	1,075	605	1,249	-51.6
Zone 29	179	177	82	50	133	77	347	982	741	1,286	-42.4
Zone 30	99	118	12	50	32	12	106	187	249	367	-32.2
Zone 31	225	243	48	24	11	16	406	510	690	793	-13.0
Zone 32	88	126	52	34	111	50	566	603	817	813	0.5
Zone 33	83	72	38	14	0	4	193	337	314	427	-26.5
Zone 34	74	86	6	6	25	0	236	117	341	209	63.2
Zone 35	160	128	112	78	14	4	237	358	523	568	-7.9
Zone 36	90	42	46	40	30	32	542	464	708	578	22.5
Zone 37	78	77	112	94	56	69	713	382	959	622	54.2
Zone 38	77	73	50	38	15	18	86	626	228	755	-69.8
Zone 39	283	276	30	52	202	106	804	287	1,319	721	82.9
Montréal CMA	2,293	2,210	760	616	1,052	732	11,827	13,175	15,932	16,733	-4.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Zone 1	0	0	0	0	0	0	2	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	188	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	8	10	0
Zone 7	0	0	0	0	9	10	36	170
Zone 8	0	0	0	0	3	8	0	4
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	6	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	17	0	3	5
Zone 14	0	0	0	0	22	28	19	1
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	25	4	0
Zone 17	0	0	0	0	14	196	0	0
Zone 18	0	0	0	0	0	9	0	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	0	0	0	53	0	0	0
Zone 22	0	10	0	0	0	4	90	0
Zone 23	0	0	0	0	3	0	6	9
Zone 24	3	14	0	0	0	0	3	48
Zone 25	6	0	0	0	3	6	6	55
Zone 26	0	0	0	0	28	20	0	1
Zone 27	0	0	0	0	22	33	28	32
Zone 28	0	0	0	0	6	48	13	0
Zone 29	23	8	0	0	23	20	6	1
Zone 30	0	0	0	0	32	6	20	21
Zone 31	0	0	0	0	0	9	43	30
Zone 32	21	3	0	0	22	49	93	168
Zone 33	0	0	0	0	0	35	0	0
Zone 34	0	0	0	0	0	18	0	12
Zone 35	14	0	0	0	0	58	38	6
Zone 36	0	4	7	0	40	8	0	0
Zone 37	4	6	0	0	8	22	3	0
Zone 38	0	0	0	0	6	8	8	0
Zone 39	31	11	0	0	64	41	0	3
Montréal CMA	105	62	7	0	563	669	431	573

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	195	36	2	35
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	279	164	189	381
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	12	119	16	3
Zone 6	54	36	0	0	189	26	130	9
Zone 7	4	15	0	0	141	172	652	265
Zone 8	0	0	0	0	6	32	0	14
Zone 9	0	0	0	0	0	0	0	0
Zone 10	16	4	0	0	0	0	38	0
Zone 11	0	6	0	0	93	39	38	13
Zone 12	3	7	0	0	43	69	43	25
Zone 13	20	25	0	0	140	290	9	21
Zone 14	14	20	0	0	152	134	19	1
Zone 15	0	0	0	0	0	2	131	0
Zone 16	6	0	0	0	67	270	53	13
Zone 17	7	17	0	0	1,105	1,920	718	684
Zone 18	0	0	0	0	118	32	129	52
Zone 19.1	0	0	0	0	0	48	0	0
Zone 19.2	5	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	8	4
Zone 21	39	22	0	0	129	46	0	6
Zone 22	34	10	0	0	113	34	90	3
Zone 23	15	22	0	0	580	443	33	329
Zone 24	42	48	3	0	310	299	95	247
Zone 25	11	21	0	0	33	13	68	69
Zone 26	34	13	0	0	248	118	220	35
Zone 27	88	29	0	0	209	294	183	146
Zone 28	28	40	0	0	78	368	380	707
Zone 29	133	77	0	0	238	265	109	717
Zone 30	32	12	0	0	54	47	52	40
Zone 31	11	16	0	0	48	153	358	292
Zone 32	108	50	3	0	268	175	298	428
Zone 33	0	4	0	0	53	161	60	176
Zone 34	19	0	6	0	103	85	133	32
Zone 35	14	4	0	0	118	279	119	79
Zone 36	23	32	7	0	322	264	220	200
Zone 37	56	69	0	0	81	193	632	189
Zone 38	15	18	0	0	22	49	64	577
Zone 39	202	106	0	0	252	211	552	76
Montréal CMA	1,033	732	19	0	5,799	7,044	5,841	5,868

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Zone 1	2	0	0	0	2	0	4	0
Zone 2	0	2	0	0	0	0	0	2
Zone 3	1	0	188	0	0	0	189	0
Zone 4	3	1	0	0	0	0	3	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	8	0	0	10	0	10	8
Zone 7	5	6	9	10	36	170	50	186
Zone 8	0	0	3	8	0	4	3	12
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	3	0	0	0	0	1	3
Zone 11	0	0	0	6	0	0	0	6
Zone 12	3	4	0	0	0	0	3	4
Zone 13	0	1	17	0	3	5	20	6
Zone 14	1	3	22	26	19	1	42	30
Zone 15	2	4	0	0	0	0	2	4
Zone 16	0	0	0	25	4	0	4	25
Zone 17	0	0	14	196	0	0	14	196
Zone 18	0	1	0	9	0	7	0	17
Zone 19.1	1	1	0	0	0	0	1	1
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	9	56	0	0	0	58	9
Zone 22	3	18	0	0	90	0	93	18
Zone 23	5	6	3	0	6	9	14	15
Zone 24	9	23	0	0	3	48	12	71
Zone 25	10	12	3	6	6	55	19	73
Zone 26	29	9	28	20	0	1	57	30
Zone 27	21	25	22	21	28	32	71	78
Zone 28	14	15	6	48	13	2	33	65
Zone 29	34	15	23	24	6	1	63	40
Zone 30	11	21	32	6	20	21	63	48
Zone 31	23	28	0	9	43	30	66	67
Zone 32	48	13	22	52	93	168	163	233
Zone 33	7	11	0	35	0	0	7	46
Zone 34	5	10	0	18	0	12	5	40
Zone 35	32	35	0	50	38	6	70	91
Zone 36	17	14	40	8	7	0	64	22
Zone 37	27	20	8	22	3	0	38	42
Zone 38	16	14	6	8	8	0	30	22
Zone 39	38	46	87	41	0	3	125	90
Montréal CMA	370	378	589	648	438	575	1,397	1,601

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	9	12	195	32	2	35	206	79
Zone 2	2	2	0	0	0	0	2	2
Zone 3	4	3	277	165	189	381	470	549
Zone 4	40	17	0	0	0	0	40	17
Zone 5	1	1	12	119	16	3	29	123
Zone 6	2	16	243	54	130	9	375	79
Zone 7	47	18	141	185	652	265	847	514
Zone 8	1	11	6	32	0	14	7	57
Zone 9	0	0	0	0	0	0	0	0
Zone 10	18	17	0	0	38	0	56	17
Zone 11	0	2	93	45	38	13	131	80
Zone 12	25	44	43	69	43	25	111	138
Zone 13	0	24	160	293	9	21	169	338
Zone 14	27	11	152	147	19	1	198	159
Zone 15	17	11	0	2	131	0	148	13
Zone 16	7	2	67	270	53	13	127	285
Zone 17	9	1	1,105	1,937	718	684	1,932	2,654
Zone 18	2	8	118	26	129	52	249	86
Zone 19.1	1	2	0	48	0	0	1	50
Zone 19.2	0	0	5	194	0	0	5	194
Zone 20	0	0	0	0	8	4	8	4
Zone 21	46	53	150	46	0	6	196	105
Zone 22	34	35	129	30	90	3	253	68
Zone 23	84	85	580	453	33	329	697	867
Zone 24	85	110	328	313	98	249	511	672
Zone 25	87	86	27	13	68	69	182	168
Zone 26	233	136	257	122	220	35	710	293
Zone 27	375	320	220	268	183	146	778	734
Zone 28	137	147	88	393	380	709	605	1,249
Zone 29	326	275	306	294	109	717	741	1,286
Zone 30	143	184	54	43	52	40	249	367
Zone 31	284	283	48	153	358	292	690	793
Zone 32	248	189	268	196	301	428	817	813
Zone 33	121	90	53	161	60	176	314	427
Zone 34	99	92	103	85	139	32	341	209
Zone 35	286	218	118	271	119	79	523	568
Zone 36	163	106	318	272	227	200	708	578
Zone 37	229	237	98	196	632	189	959	622
Zone 38	146	122	18	56	64	577	228	755
Zone 39	440	413	327	232	552	76	1,319	721
Montréal CMA	3,778	3,383	6,107	7,215	5,860	5,872	15,932	16,733

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Zone 1	1	0	0	0	0	6	0	8	1	14	-92.9
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	0	0	0	0	0	0	61	28	61	28	117.9
Zone 4	4	4	0	0	0	0	0	0	4	4	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	16	0	16	0	n/a
Zone 7	1	4	0	0	0	0	74	98	75	102	-26.5
Zone 8	1	0	0	0	0	0	21	0	22	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	3	0	0	4	4	80	0	84	7	**
Zone 11	0	0	0	0	0	0	0	20	0	20	-100.0
Zone 12	0	7	2	6	0	4	9	46	11	63	-82.5
Zone 13	0	0	0	0	0	5	36	52	36	57	-36.8
Zone 14	1	1	0	0	20	0	8	8	29	9	**
Zone 15	0	2	4	2	0	0	57	0	61	4	**
Zone 16	0	0	0	0	0	0	19	226	19	226	-91.6
Zone 17	0	0	0	0	0	0	140	110	140	110	27.3
Zone 18	0	0	0	0	0	0	0	141	0	141	-100.0
Zone 19.1	0	0	0	0	0	0	40	0	40	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	4	0	0	8	0	0	0	11	4	175.0
Zone 22	4	1	0	0	12	0	107	0	123	1	**
Zone 23	9	5	0	0	0	3	0	234	9	242	-96.3
Zone 24	3	11	0	2	11	0	22	24	36	37	-2.7
Zone 25	5	8	0	0	0	0	7	10	12	18	-33.3
Zone 26	11	10	2	0	0	0	3	3	16	13	23.1
Zone 27	32	32	4	2	22	0	109	51	167	85	96.5
Zone 28	11	12	2	4	0	7	314	70	327	93	**
Zone 29	11	28	0	8	26	7	72	68	109	111	-1.8
Zone 30	12	22	2	2	4	0	137	4	155	28	**
Zone 31	6	23	4	4	6	0	19	76	35	103	-66.0
Zone 32	9	14	6	2	8	0	73	50	96	66	45.5
Zone 33	10	5	8	2	0	0	106	28	124	35	**
Zone 34	13	9	0	0	0	0	0	7	13	16	-18.8
Zone 35	14	12	6	10	0	0	12	8	32	30	6.7
Zone 36	10	6	10	4	12	0	84	8	116	18	**
Zone 37	7	2	14	16	7	6	23	47	51	71	-28.2
Zone 38	4	7	4	4	0	4	12	0	20	15	33.3
Zone 39	29	51	0	8	10	4	10	14	49	77	-36.4
Montréal CMA	211	283	68	78	150	50	1,671	1,439	2,100	1,850	13.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	4	3	0	6	0	6	39	303	43	318	-86.5
Zone 2	0	0	2	2	0	0	3	0	5	2	150.0
Zone 3	0	2	0	0	3	0	556	245	559	247	126.3
Zone 4	23	15	0	0	12	0	0	0	35	15	133.3
Zone 5	1	0	0	0	0	0	71	10	72	10	**
Zone 6	1	1	6	0	48	19	219	291	274	311	-11.9
Zone 7	15	9	16	4	15	14	451	352	497	379	31.1
Zone 8	4	2	0	2	0	0	43	33	47	37	27.0
Zone 9	0	0	0	0	0	0	57	0	57	0	n/a
Zone 10	1	22	2	0	8	15	85	40	96	77	24.7
Zone 11	0	3	0	0	6	0	90	114	96	117	-17.9
Zone 12	19	23	10	10	0	4	46	163	75	200	-62.5
Zone 13	0	3	0	0	23	49	1,048	347	1,071	399	168.4
Zone 14	7	14	0	0	65	48	105	128	177	190	-6.8
Zone 15	6	8	10	6	0	0	416	0	432	14	**
Zone 16	0	2	0	0	0	0	235	527	235	529	-55.6
Zone 17	0	1	0	0	0	0	2,166	1,398	2,166	1,399	54.8
Zone 18	2	3	0	4	0	0	151	315	153	322	-52.5
Zone 19.1	1	1	0	0	0	0	66	66	67	67	0.0
Zone 19.2	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 20	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 21	21	32	0	4	47	0	120	83	188	119	58.0
Zone 22	20	18	0	2	23	22	141	146	184	188	-2.1
Zone 23	50	78	12	14	43	30	573	476	678	598	13.4
Zone 24	46	82	6	18	39	59	375	201	466	360	29.4
Zone 25	39	53	12	22	11	20	84	35	146	130	12.3
Zone 26	144	127	32	10	32	9	208	242	416	388	7.2
Zone 27	273	304	24	20	79	35	547	417	923	776	18.9
Zone 28	114	105	12	26	48	52	1,053	408	1,227	591	107.6
Zone 29	158	203	78	52	131	105	760	239	1,127	599	88.1
Zone 30	101	130	20	34	10	28	283	157	414	349	18.6
Zone 31	228	269	50	24	16	29	426	812	720	1,134	-36.5
Zone 32	92	104	44	38	79	74	777	545	992	761	30.4
Zone 33	71	65	38	10	0	0	300	396	409	471	-13.2
Zone 34	67	84	10	4	6	9	177	95	260	192	35.4
Zone 35	154	112	96	64	0	10	339	230	589	416	41.6
Zone 36	63	48	44	24	32	29	518	189	657	290	126.6
Zone 37	68	69	98	114	60	75	233	213	459	471	-2.5
Zone 38	74	99	32	50	22	32	576	184	704	365	92.9
Zone 39	258	286	34	32	193	103	303	305	788	726	8.5
Montréal CMA	2,125	2,382	688	596	1,051	876	13,640	9,717	17,504	13,571	29.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Zone 1	0	6	0	0	0	2	0	6
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	28	61	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	16	0	0	0
Zone 7	0	0	0	0	66	98	8	0
Zone 8	0	0	0	0	21	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	4	0	0	0	0	80	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	4	0	0	6	42	3	4
Zone 13	0	5	0	0	36	52	0	0
Zone 14	20	0	0	0	8	8	0	0
Zone 15	0	0	0	0	57	0	0	0
Zone 16	0	0	0	0	2	226	17	0
Zone 17	0	0	0	0	140	106	0	4
Zone 18	0	0	0	0	0	137	0	4
Zone 19.1	0	0	0	0	40	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	8	0	0	0	0	0	0	0
Zone 22	12	0	0	0	107	0	0	0
Zone 23	0	3	0	0	0	157	0	77
Zone 24	11	0	0	0	10	24	12	0
Zone 25	0	0	0	0	4	0	3	10
Zone 26	0	0	0	0	0	0	3	3
Zone 27	22	0	0	0	72	45	37	6
Zone 28	0	7	0	0	36	70	278	0
Zone 29	26	7	0	0	56	67	16	1
Zone 30	4	0	0	0	34	0	3	4
Zone 31	6	0	0	0	3	58	16	18
Zone 32	8	0	0	0	54	37	19	13
Zone 33	0	0	0	0	8	12	18	16
Zone 34	0	0	0	0	0	7	0	0
Zone 35	0	0	0	0	12	8	0	0
Zone 36	12	0	0	0	84	8	0	0
Zone 37	7	6	0	0	22	12	1	35
Zone 38	0	4	0	0	0	0	12	0
Zone 39	10	4	0	0	10	2	0	12
Montréal CMA	150	50	0	0	904	1,206	587	213

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	34	211	5	92
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	270	245	286	0
Zone 4	12	0	0	0	0	0	0	0
Zone 5	0	0	0	0	71	10	0	0
Zone 6	48	19	0	0	219	135	0	156
Zone 7	11	14	4	0	115	240	44	112
Zone 8	0	0	0	0	25	33	18	0
Zone 9	0	0	0	0	57	0	0	0
Zone 10	8	15	0	0	5	40	80	0
Zone 11	6	0	0	0	69	93	21	1
Zone 12	0	4	0	0	25	90	21	16
Zone 13	23	49	0	0	563	162	485	185
Zone 14	65	48	0	0	104	128	1	0
Zone 15	0	0	0	0	99	0	317	0
Zone 16	0	0	0	0	211	512	24	15
Zone 17	0	0	0	0	1,713	962	369	379
Zone 18	0	0	0	0	15	218	136	62
Zone 19.1	0	0	0	0	66	66	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	12	0	0
Zone 21	47	0	0	0	119	83	1	0
Zone 22	23	22	0	0	141	140	0	6
Zone 23	43	30	0	0	201	298	372	178
Zone 24	39	59	0	0	150	149	59	52
Zone 25	11	20	0	0	23	22	61	13
Zone 26	32	9	0	0	174	87	34	155
Zone 27	76	35	3	0	221	235	326	182
Zone 28	48	52	0	0	349	308	704	100
Zone 29	131	105	0	0	290	225	470	14
Zone 30	10	28	0	0	113	90	70	67
Zone 31	16	29	0	0	127	255	299	557
Zone 32	79	74	0	0	244	433	533	112
Zone 33	0	0	0	0	105	282	115	114
Zone 34	6	9	0	0	108	61	69	34
Zone 35	0	10	0	0	258	199	81	31
Zone 36	32	29	0	0	325	187	193	2
Zone 37	60	75	0	0	44	94	189	119
Zone 38	22	32	0	0	32	112	544	72
Zone 39	193	103	0	0	206	236	97	69
Montréal CMA	1,044	876	7	0	6,894	6,653	6,024	2,895

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Zone 1	1	8	0	0	0	6	1	14
Zone 2	0	2	0	0	0	0	0	2
Zone 3	0	2	0	26	61	0	61	28
Zone 4	4	4	0	0	0	0	4	4
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	16	0	0	0	16	0
Zone 7	1	6	66	96	8	0	75	102
Zone 8	1	0	21	0	0	0	22	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	7	0	0	80	0	84	7
Zone 11	0	0	0	0	0	0	0	20
Zone 12	2	17	6	42	3	4	11	63
Zone 13	0	5	36	52	0	0	36	57
Zone 14	6	1	23	8	0	0	29	9
Zone 15	4	4	57	0	0	0	61	4
Zone 16	0	0	2	226	17	0	19	226
Zone 17	0	0	140	106	0	4	140	110
Zone 18	0	0	0	137	0	4	0	141
Zone 19.1	0	0	40	0	0	0	40	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	11	4	0	0	0	0	11	4
Zone 22	16	1	107	0	0	0	123	1
Zone 23	9	8	0	157	0	77	9	242
Zone 24	14	13	10	24	12	0	36	37
Zone 25	9	8	0	0	3	10	12	18
Zone 26	13	10	0	0	3	3	16	13
Zone 27	58	36	72	43	37	6	167	85
Zone 28	13	23	36	70	278	0	327	93
Zone 29	15	39	78	71	16	1	109	111
Zone 30	16	24	36	0	3	4	155	28
Zone 31	16	27	3	58	16	18	35	103
Zone 32	23	16	54	37	19	13	96	66
Zone 33	18	7	8	12	18	16	124	35
Zone 34	13	9	0	7	0	0	13	16
Zone 35	20	22	12	8	0	0	32	30
Zone 36	26	10	90	8	0	0	116	18
Zone 37	28	24	22	12	1	35	51	71
Zone 38	8	15	0	0	12	0	20	15
Zone 39	29	65	20	0	0	12	49	77
Montréal CMA	378	417	955	1,200	587	213	2,100	1,850

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	4	17	34	209	5	92	43	318
Zone 2	5	2	0	0	0	0	5	2
Zone 3	0	4	273	243	286	0	559	247
Zone 4	35	15	0	0	0	0	35	15
Zone 5	1	0	71	10	0	0	72	10
Zone 6	7	20	267	135	0	156	274	311
Zone 7	31	29	126	238	48	112	497	379
Zone 8	4	4	25	33	18	0	47	37
Zone 9	0	0	57	0	0	0	57	0
Zone 10	11	37	5	40	80	0	96	77
Zone 11	0	7	75	89	21	1	96	117
Zone 12	29	37	25	90	21	16	75	200
Zone 13	0	56	586	158	485	185	1,071	399
Zone 14	39	62	137	128	1	0	177	190
Zone 15	16	14	99	0	317	0	432	14
Zone 16	0	2	211	512	24	15	235	529
Zone 17	2	1	1,711	962	369	379	2,166	1,399
Zone 18	2	13	15	212	136	62	153	322
Zone 19.1	1	1	66	66	0	0	67	67
Zone 19.2	0	2	0	0	0	0	0	2
Zone 20	0	0	0	12	0	0	0	12
Zone 21	43	36	144	83	1	0	188	119
Zone 22	47	42	137	140	0	6	184	188
Zone 23	99	108	207	312	372	178	678	598
Zone 24	67	153	174	155	59	52	466	360
Zone 25	68	100	17	17	61	13	146	130
Zone 26	197	146	184	87	35	155	416	388
Zone 27	385	369	209	225	329	182	923	776
Zone 28	132	166	389	325	706	100	1,227	591
Zone 29	293	319	364	266	470	14	1,127	599
Zone 30	131	183	113	99	70	67	414	349
Zone 31	290	322	127	255	303	557	720	1,134
Zone 32	207	193	252	456	533	112	992	761
Zone 33	109	75	105	282	115	114	409	471
Zone 34	83	97	108	61	69	34	260	192
Zone 35	250	186	258	199	81	31	589	416
Zone 36	133	103	331	185	193	2	657	290
Zone 37	223	245	47	107	189	119	459	471
Zone 38	122	166	38	127	544	72	704	365
Zone 39	416	427	275	230	97	69	788	726
Montréal CMA	3,482	3,759	7,262	6,748	6,038	2,895	17,504	13,571

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
November 2016	0	0.0	1	9.1	3	27.3	1	9.1	6	54.5	11	-	-
November 2015	1	5.9	1	5.9	7	41.2	3	17.6	5	29.4	17	-	-
Year-to-date 2016	5	6.1	6	7.3	24	29.3	10	12.2	37	45.1	82	-	-
Year-to-date 2015	4	3.4	13	11.2	21	18.1	17	14.7	61	52.6	116	-	727,125
Laval													
November 2016	2	16.7	0	0.0	1	8.3	6	50.0	3	25.0	12	-	-
November 2015	0	0.0	0	0.0	3	20.0	6	40.0	6	40.0	15	-	-
Year-to-date 2016	6	5.7	9	8.6	19	18.1	35	33.3	36	34.3	105	-	502,405
Year-to-date 2015	8	5.1	8	5.1	31	19.9	43	27.6	66	42.3	156	-	867,751
North Shore													
November 2016	11	17.5	21	33.3	23	36.5	6	9.5	2	3.2	63	-	392,626
November 2015	14	17.5	28	35.0	22	27.5	6	7.5	10	12.5	80	-	402,204
Year-to-date 2016	154	21.1	299	40.9	170	23.3	60	8.2	48	6.6	731	370,000	391,473
Year-to-date 2015	200	23.9	308	36.8	202	24.1	64	7.6	64	7.6	838	370,000	392,549
South Shore													
November 2016	1	2.8	6	16.7	12	33.3	5	13.9	12	33.3	36	-	-
November 2015	2	3.7	18	33.3	16	29.6	6	11.1	12	22.2	54	-	578,914
Year-to-date 2016	34	7.2	113	23.9	152	32.1	71	15.0	103	21.8	473	-	500,225
Year-to-date 2015	61	11.1	183	33.2	155	28.1	66	12.0	86	15.6	551	-	422,067
Vaudreuil-Soulanges													
November 2016	1	7.1	6	42.9	6	42.9	0	0.0	1	7.1	14	-	-
November 2015	8	25.0	10	31.3	7	21.9	2	6.3	5	15.6	32	-	479,852
Year-to-date 2016	34	17.6	67	34.7	56	29.0	15	7.8	21	10.9	193	400,000	375,224
Year-to-date 2015	49	22.4	64	29.2	51	23.3	27	12.3	28	12.8	219	-	370,209
Montréal CMA													
November 2016	15	11.0	34	25.0	45	33.1	18	13.2	24	17.6	136	450,000	536,492
November 2015	25	12.6	57	28.8	55	27.8	23	11.6	38	19.2	198	437,500	470,915
Year-to-date 2016	233	14.7	494	31.2	421	26.6	191	12.1	245	15.5	1,584	410,000	456,343
Year-to-date 2015	322	17.1	576	30.6	460	24.5	217	11.5	305	16.2	1,880	400,000	446,152

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	712,500	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	545,573	867,751	-37.1
Zone 24	-	-	n/a	459,237	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	377,945	-	n/a	360,165	422,729	-14.8
Zone 27	395,962	461,773	-14.3	388,985	401,878	-3.2
Zone 28	-	-	n/a	603,965	587,168	2.9
Zone 29	-	321,482	n/a	422,622	406,225	4.0
Zone 30	-	-	n/a	290,192	337,776	-14.1
Zone 31	-	289,664	n/a	-	308,596	n/a
Zone 32	-	578,914	n/a	523,700	482,454	8.5
Zone 33	-	-	n/a	466,297	-	n/a
Zone 34	-	-	n/a	433,981	397,495	9.2
Zone 35	-	-	n/a	-	406,567	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	594,498	436,744	36.1
Zone 38	-	-	n/a	362,629	300,000	20.9
Zone 39	-	479,852	n/a	375,224	370,209	1.4
Montréal CMA	536,492	470,915	13.9	456,343	446,152	2.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
November 2016	1,688	2,619	13,723	396,430	8.1	361,079	7.8
November 2015	1,593	2,913	16,609	357,469	10.4	348,940	9.2
% Change	6.0	-10.1	-17.4	10.9	n.d.	3.5	n.d.
YTD 2016	22,195	36,111	15,409	361,452	7.6	n.d.	n.d.
YTD 2015	21,386	40,071	17,597	348,876	9.1	n.d.	n.d.
% Change	3.8	-9.9	-12.4	3.6	n.d.	n.d.	n.d.
CONDOMINIUMS*							
November 2016	933	1,979	12,219	290,952	13.1	284,248	12.5
November 2015	823	1,899	13,410	285,205	16.3	275,351	14.5
% Change	13.4	4.2	-8.9	2.0	n.d.	3.2	n.d.
YTD 2016	11,511	25,511	12,875	284,097	12.3	n.d.	n.d.
YTD 2015	10,566	26,435	13,666	275,415	14.2	n.d.	n.d.
% Change	8.9	-3.5	-5.8	3.2	n.d.	n.d.	n.d.
PLEX*							
November 2016	385	528	2,710	481,785	7.0	479,474	8.5
November 2015	336	575	3,038	483,633	9.0	465,599	9.7
% Change	14.6	-8.2	-10.8	-0.4	n.d.	3.0	n.d.
YTD 2016	3,717	6,599	2,827	480,359	8.4	n.d.	n.d.
YTD 2015	3,493	7,001	3,076	465,047	9.7	n.d.	n.d.
% Change	6.4	-5.7	-8.1	3.3	n.d.	n.d.	n.d.
TOTAL							
November 2016	3,008	5,127	28,720	366,956	9.5	348,591	9.4
November 2015	2,756	5,396	33,150	347,287	12.0	337,047	10.9
% Change	9.1	-5.0	-13.4	5.7	n.d.	3.4	n.d.
YTD 2016	37,456	68,321	31,191	340,655	9.2	n.d.	n.d.
YTD 2015	35,481	73,641	34,423	332,001	10.7	n.d.	n.d.
% Change	5.6	-7.2	-9.4	2.6	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64	118.5	126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64	118.5	126.6	2,057	8.1	66.2	869
	June	561	3.14	4.64	118.5	126.2	2,054	7.8	65.9	874
	July	567	3.14	4.74	118.5	125.9	2,049	7.8	65.6	873
	August	567	3.14	4.74	118.6	125.8	2,049	7.8	65.5	880
	September	561	3.14	4.64	119.1	126.4	2,070	7.6	66.1	883
	October	561	3.14	4.64	119.1	126.3	2,093	7.2	66.4	882
	November	561	3.14	4.64		125.9	2,105	6.8	66.5	880
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

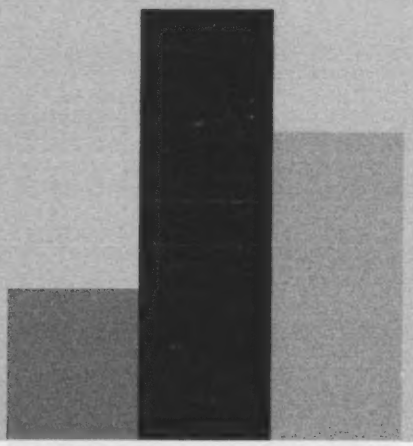
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64159_2016_M12